

1 An Ordinance recommended by the Planning Commission on November 6, 2013, to  
2 change the zoning of property as indicated on the Central West End Form-Based District Map,  
3 from "NCT1" Neighborhood Center Type 1 Zone to the "NGT3" Neighborhood General Type 3  
4 Zone in City Block 3920 (4054-66 West Pine Boulevard), so as to include the described parcel of  
5 land in SECTION ONE below and in City Block 3920; and to further change the overall  
6 boundaries of the "NCT1" Neighborhood Center Type 1 (Eastern Area) Zone and the "NGT3"  
7 Neighborhood General Type 3 (Eastern Area) Zone in the attached Amended Exhibit B and  
8 Amended Exhibit C and established under ordinance 69406; and containing an emergency clause.

9 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

10 **SECTION ONE.** The Central West End Form-Based District Zone designation of  
11 certain real property located in City Block 3920 is hereby changed to the "NGT3" Neighborhood  
12 General Type 3 Zone, real property being particularly described and shown in Exhibit A as  
13 follows:

14 A lot in Block 3920 of the City of St. Louis, 176.71 feet on the South line of West Pine  
15 Boulevard by a depth Southwardly of 213 feet, more or less, to an alley, bounded East by  
16 property conveyed to George R. Lantz, et al., by deed recorded in Book 7058, Page 546 and West  
17 by Sarah Street.

18 **SECTION TWO.** The boundaries of the "NCT1" Neighborhood Center Type 1 (Eastern  
19 Area) Zone and the "NGT3" Neighborhood General Type 3 (Eastern Area) Zone are hereby  
20 amended, real property being particularly described and shown in Amended Exhibit B and  
21 Amended Exhibit C, attached.

22 **SECTION THREE.** This ordinance being necessary for the preservation of the health,  
23 safety and welfare shall take effect and be in full force immediately upon approval by the Mayor  
24 of the City of St. Louis.

# EXHIBIT A

## Central West End Form-Based District Overlay Map (Regulating Plan)



### Current Zone (Building Envelope Standards)

- Neighborhood General Type 1 (NGT1)
- Neighborhood General Type 2 (NGT2)
- Neighborhood General Type 3 (NGT3)
- Neighborhood Center Type 1 (NCT1)

- Neighborhood Center Type 2 (NCT2)
- Neighborhood Core (NC)
- Boulevard Type 1 (BT1)
- Boulevard Type 2 (BT2)

Central West End Form-Based District

Rezoning Area

Rezoning from  
NCT1 to NGT3

PDA-138-13-FBD

CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY



## AMENDED EXHIBIT B

### LEGAL DESCRIPTION FOR Central West End Form-Based District

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along its said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 and continuing along its prolongation across York Avenue to the Western boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its intersection with the North-South center line of Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160; thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence



eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

### **LEGAL DESCRIPTIONS FOR Building Envelope Standards (Zones)**

#### **LEGAL DESCRIPTION FOR Neighborhood General Type 1 (Western Area)**

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420 in City Block 3901 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along said boundary line to its intersection with the Western boundary line of City Parcel Locator Number 3901-00-410; thence northwardly along said boundary line to its intersection with the East-West alley center line in City Block 3901; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3901-00-235; thence southwardly along said boundary line to the adjacent Eastern boundary line of City Parcel Locator Number 3901-00-225 and their prolongation to their intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3902-00-290; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-031; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420, being the point of beginning.



### LEGAL DESCRIPTION FOR Neighborhood General Type 1 (Central Area)

Beginning at the intersection of the East-West center line of Forest Park Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-415 in City Block 3905 located in the City of St. Louis, Missouri, and proceeding northwardly along said Western boundary line to its intersection with the East-West alley center line in City Block 3905; thence westwardly along said alley center line to its intersection with the North-South alley center line in City Block 3905; thence northwardly along said alley center line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3906-00-470; thence northwardly along the Western boundary line of said parcel and continuing along the Western boundary line of the adjacent parcel being City Parcel Locator Number 3906-00-570; thence northwardly along said Western boundary line to its intersection with the East-West alley center line in City Block 3906; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3906-00-031; thence northwardly along the Western boundary of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Southwestern corner boundary line of City Parcel Locator Number 3907-00-351; thence northwardly along the Western boundary of said parcel and its prolongation and its intersecting with the East-West alley center line in City Block 3907; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3907-00-280; thence southwardly along the Eastern boundary of said parcel and its prolongation to its intersection with East-West center line West Pine Boulevard; thence eastwardly along said center line to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line of North Boyle Avenue to its intersection with East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-235; thence southwardly along said Eastern boundary and its prolongation with the East-West alley center line in City Block 3905; thence westwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-280; thence southwardly along the Eastern boundary of said parcel and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-415 in City Block 3905, being the point of beginning.

### LEGAL DESCRIPTION FOR Neighborhood General Type 1 (Eastern Area)

Beginning at the intersection of the East-West center line of West Pine Boulevard and the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440 in City Block 3914 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along this Northern boundary line to its intersection with its Western boundary line; thence northwardly along this Western



boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3914-00-600; thence southwardly along the Eastern boundary line of said parcel to its intersection with the Northern boundary line of City Parcel Locator Number 3914-00-580; thence eastwardly along this Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along this Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-320; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West alley center line in City Block 3915; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-660; thence southwardly along the Eastern boundary line of said parcel and its prolongation and intersecting with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-051; thence southwardly along this Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along its Southern boundary line to its intersection with the Eastern line of City Parcel Locator Number 3916-00-040; thence southwardly along this Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along this Southern boundary line of said parcel and continuing westwardly along the adjacent Southern boundary line City Parcel Locator Number 3916-00-101 to its intersection with its Western boundary line; thence northwardly along this Western boundary line of said parcel and its prolongation with the East-West center line of Laclede Avenue; thence westwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-550; thence northwardly along said Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3915; thence westwardly along the East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-050; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440, being the point of beginning.

### LEGAL DESCRIPTION FOR Neighborhood General Type 2 (Western Area)

Beginning at the intersection of the North-South center line of North Newstead Avenue and the prolongation of the Southern boundary line of City Parcel Locator Number 3901-00-205 in City Block 3901 located in the City of St. Louis, Missouri, and proceeding westwardly along said Southern boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with the East-West alley center line in City Block 3901; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-030; thence northwardly along the Western boundary line of



said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Southwestern corner boundary line of City Parcel Locator Number 3900-00-240; thence northwardly along the Western boundary line of said parcel and its prolongation, intersecting with the East-West alley center line in City Block 3900; thence eastwardly along said alley center line, crossing North Newstead Avenue to the adjoining East-West alley center line in City Block 3907; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3907-00-450; thence southwardly along the Eastern boundary of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3906-00-020; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West alley center line in City Block 3906; thence proceeding westwardly along said alley center line and its prolongation, intersecting the North-South center line of North Newstead Avenue; thence southwardly along said center line of North Newstead Avenue to its intersection with and the prolongation of the Southern boundary line of City Parcel Locator Number 3901-00-205 in City Block 3901, being the point of beginning.

### LEGAL DESCRIPTION FOR Neighborhood General Type 2 (Eastern Area)

Beginning at the intersection of the East-West center line of West Pine Boulevard and the prolongation of the Western boundary line of City Parcel Locator Number 3907-00-200 in City Block 3907 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary of said parcel line to its intersection with the East-West alley center line in City Block 3907; thence eastwardly along said alley center line, crossing North Boyle Avenue adjoining with East-West alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3914-00-461; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Eastern boundary line; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-031; thence continuing southwardly more or less along the Eastern boundary lines of the adjacent parcels and their prolongation to its intersection with the East-West alley center line in City Block 3915; thence westwardly along said East-West alley center line to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said East-West center line to its intersection to the prolongation of the Western boundary line of City Parcel Locator Number 3907-00-200, being the point of beginning.



**LEGAL DESCRIPTION FOR  
Neighborhood General Type 3 (Western Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Newstead Avenue located in the City of St. Louis, Missouri and proceeding northwardly along the center line of South Newstead Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3902; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-295; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along the said East-West center line of Laclede Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-220; thence northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along said boundary line and its prolongation to its intersection with the North-South center line of North Newstead Avenue; thence northwardly along said center line of North Newstead Avenue to its intersection with the prolongation of the East-West alley center line in city Block 3906; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3906-00-565; thence southwardly along the Eastern boundary line of said parcel and the adjoining City Parcel Locator Number 3906-00-505 and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the North-South alley center line in City Block 3905; thence southwardly along said alley center line to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-010; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along the East-West center line of Forest Park Avenue to its intersection with the North-South center line of South Newstead Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR  
Neighborhood General Type 3 (Central Area)**

Beginning at the intersection of the North-South center line of North Boyle Avenue and the prolongation of the East-West alley center line in City Block 3915 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line in City Block 3915 to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-560; thence southwardly along the Eastern boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-220; thence southwardly along the Eastern boundary of said parcel and continuing along the Eastern boundary line of the adjacent parcel being City Parcel Locator Number 3916-00-300; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said boundary line



to its intersection with the North-South center line of South Boyle Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-270; thence northwardly along the Western boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-265; thence northwardly along the Western boundary line of said parcel and continuing more or less along the Western boundary line of the adjacent parcel being City Parcel Locator Number 3905-00-255; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West alley center line in City Block 3915, being the point of beginning.

### LEGAL DESCRIPTION FOR Neighborhood General Type 3 (Eastern Area)

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210 in City Block 3920 located in the City of St. Louis, Missouri, and proceeding northwardly along said line to its intersection with the East-West alley center line in City Block 3920; thence westwardly along said alley center line in City Block 3920 and its prolongation to its intersection with the North-South center line of North Sarah Street; thence northwardly along said center line of North Sarah Street to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line of West Pine Boulevard to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3921-00-515 in City Block 3921; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3921; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-110; thence southwardly along the Eastern boundary line of said parcel crossing the East-West alley in City Block 3920; thence southwardly along the Eastern boundary line of City Parcel Locator Number 3920-00-140, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3919-04-180; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3919.04; thence proceeding westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-080; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210, being the point of beginning.



**LEGAL DESCRIPTION FOR  
Neighborhood Center Type 1 (Western Area)**

Beginning at the intersection of the North-South center line of South Euclid Avenue and the prolongation of the East-West alley center line in City Block 3891 located in the City of St. Louis, Missouri, and proceeding northwardly to the intersection of the prolongation of the Southern boundary line of City Parcel Locator Number 3885-00-100; thence westwardly along said boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along said East-West center line to its intersection with the prolongation of the North-South center line of South Court; thence northwardly along said center line to its intersection with the Southern boundary line of City Parcel Locator Number 3884-23-141; thence westwardly along the Southern boundary line of said parcel to its intersection with its Western boundary line; thence northwardly along said Western boundary line to its intersection with its Northern boundary line; thence northwardly more or less to the adjoining North-South center line of North Court and continuing northwardly along said center line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3883-00-060; thence northwardly along said Western boundary line and the adjacent Western boundary line of City Parcel Locator Number 3883-00-050 to their intersection with the East-West alley center line in City Block 3883; thence eastwardly along said alley center line to its intersection with the North-South center line of North Euclid Avenue; thence southwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3893; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3893-00-140; thence southwardly along said boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3892-00-020; thence southwardly along said boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3892; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3892-00-271; thence southwardly along the Eastern boundary line of said parcel and the adjacent Eastern boundary line of City Parcel Locator Number 3892-00-220 to their intersection with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3891-00-010; thence southwardly along said boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3891; thence westwardly along said alley center line and its prolongation to the intersection of the North-South center line of South Euclid Avenue, being the point of beginning.



**LEGAL DESCRIPTION FOR  
Neighborhood Center Type 1 (Eastern Area)**

Beginning at the intersection of the North-South center line of North Sarah St. and the prolongation of the East-West alley center line in City Block 3921 located in the City of St. Louis, Missouri, and proceeding eastwardly said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-515; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line of West Pine Boulevard to its intersection with the North-South center line of North Sarah Street; thence southwardly along said center line of North Sarah Street to its intersection with the prolongation of the East-West alley center line in City Block 3920; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-220; thence southwardly along said boundary line and its prolongation, crossing Laclede Avenue and intersecting more or less with the Northeastern corner of City Parcel Locator Number 3919-04-071; thence southwardly along said parcel's Eastern boundary line to its intersection with the East-West alley center line in City Block 3919.04; thence westwardly along said East-West alley center line, crossing South Sarah Street and intersecting more or less with the Southeastern corner of City Parcel Locator Number 3916-00-160; thence westwardly along the Southern boundary line of said parcel to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with its Northern boundary line; thence eastwardly along said boundary line to its intersection with its Western boundary line; thence northwardly along the boundary line of said parcel and its prolongation to its intersection with East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-650; thence northwardly along the Western boundary of said parcel and its prolongation and its intersection with the East-West alley center line in City Block 3915; thence eastwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-366; thence northwardly along the Western boundary of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3915-00-335; thence northwardly along said boundary lines and their prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-610; thence northwardly along the Western boundary line of said parcel to the Southern boundary line of City Parcel Locator Number 3914-00-150; thence westwardly along said parcel's Southern boundary line to its Western boundary line; thence northwardly along said parcel's Western boundary line and along the Western boundary line of an adjacent parcel and its prolongation to its intersection with the East-West Alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the North-South center line of North Sarah St, being the point of beginning.



## LEGAL DESCRIPTION FOR Neighborhood Center Type 2

Beginning at the intersection of the North-South center line of North Taylor Avenue and the prolongation of the East-West alley in City Block 3900 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3900-00-250; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3901-00-010; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3901; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3901-00-431; thence southwardly along the Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Eastern boundary line; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3902-00-022; thence southwardly along the Eastern boundary line of said parcel and the adjacent Eastern boundary line of City Parcel Locator Number 3902-00-502; thence southwardly along the Eastern boundary line of said parcel to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line, crossing South Taylor Avenue and continuing westwardly along the East-West alley center line in City Block 3891 to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3891-00-328; thence northwardly along the Western boundary line of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3891-00-304; thence northwardly along the Western boundary line of said parcel and its prolongation with the East-West center line of Laclede Avenue; thence eastwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3892-00-210; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3892; thence eastwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3892-00-426; thence northwardly along said Western boundary line and more or less continuing northwardly along the Western boundary lines in City Block 3892 of City Parcel Locator Number 3892-00-425; 3892-00-424; 3892-00-423; 3892-00-422; 3892-00-421; 3892-00-420; 3892-00-505; and their prolongation and intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3893-00-151; thence northwardly along the Western boundary line of said parcel to its intersection with the East-West alley center line in City Block 3893; thence eastwardly along said alley center line to its intersection with the North-South center line of North Taylor Avenue; thence northwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3900, being the point of beginning.



## LEGAL DESCRIPTION FOR Neighborhood Core

Beginning at the intersection of the East-West center line of Forest Park Avenue and the North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-0220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 to its intersection with the North-South center line of York Avenue; thence southwardly along said center line of York Avenue and its prolongation across Lindell Boulevard to its intersection with the Northeast corner of City Parcel Locator Number 3883-00-030; thence southwardly along the Eastern boundary line of said parcel to an East-West alley in City Block 3885; thence eastwardly along said center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3883-00-080; thence southwardly along said boundary line and its prolongation with the intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the center line of North Court; thence southwardly along said center line to its intersection with the Northeast corner of City Parcel Locator Number 3884-23-251; thence southwardly along the Eastern boundary line of said parcel to its intersection with the Northern boundary line of City Parcel Locator Number 3884-23-280; thence eastwardly along said Northern boundary line and its prolongation to its intersection with the North-South center line of South Court; thence southwardly along said street center line and its prolongation to its intersection with East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3885-00-200; thence southwardly along said boundary line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

## LEGAL DESCRIPTION FOR Boulevard Type 1

Beginning at the intersection of the North-South center line of North Euclid Avenue and the prolongation of the East-West alley center line in City Block 3894 located in the City of St. Louis, Missouri, and proceeding eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160;



thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence southwardly along said center line to its intersection with the East-West center line of Lindell Boulevard; thence eastwardly along said center line to its intersection with North-South center line of Sarah Street; thence southwardly along said center line to its intersection with the prolongation of the East-West alley in City Block 3914; thence westwardly along said East-West alley center line, crossing North Boyle Avenue to the adjoining East-West alley center line in City Block 3907; thence westwardly along said East-West alley center line, crossing North Newstead Avenue to the adjoining East-West alley center line in City Block 3900; thence westwardly along said East-West alley center line, crossing more or less North Taylor Avenue to the adjoining East-West alley center line in City Block 3893; thence westwardly along said East-West alley center line and its prolongation to its intersection with the North-South center line of North Euclid Avenue; thence northwardly along said center line to the prolongation of the East-West alley in City Block 3883; thence westwardly along said center line to its intersection with a Western boundary line of City Parcel Locator Number 3883-00-040; thence northwardly along said Western boundary line and its prolongation across Lindell Boulevard to its intersection with the North-South center line of York Avenue; thence northwardly along said center line to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its intersection with the North-South center line of North Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894, being the point of beginning.

### **LEGAL DESCRIPTION FOR Boulevard Type 2 (Western Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the North-South center line of South Newstead Avenue located in the City of St. Louis, Missouri, and proceeding westwardly along the center line of Forest Park Avenue, proceeding westwardly along said center line, crossing South Taylor Avenue and South Euclid Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3885-00-125 in City Block 3885; thence northwardly along the Western boundary line of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3885-00-111 to its intersection with the Northern boundary line of said parcel; thence eastwardly along said northern boundary line and its prolongation to its intersection with the North-South center line of South Euclid Avenue; thence southwardly along said center line to its intersection with the prolongation of the East-



West alley center line in City Block 3891; thence eastwardly along said East-West alley center line, crossing South Taylor Avenue and continuing eastwardly to the adjoining East-West alley center line in City Block 3902; thence eastwardly along said East-West alley center line to its intersection with the North-South center line of South Newstead Avenue; thence southwardly along said North-South center line to its intersection with the East-West center line of Forest Park Avenue, being the point of beginning.

### **LEGAL DESCRIPTION FOR Boulevard Type 2 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the North-South center line of North Vandeventer Avenue located in the City of St. Louis, Missouri, and proceeding southwardly along said center line of North Vandeventer Avenue to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Boyle Avenue; thence northwardly along said center line of South Boyle Avenue to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3916-00-150; thence eastwardly along the Northern boundary lines of said parcel and all adjoining parcels' Northern boundary lines in City Block 3916 and their prolongation to the intersection with the North-South center line of South Sarah Street; thence crossing South Sarah Street and more or less intersecting with the adjoining East-West alley center line in City Block 3919.04; thence proceeding eastwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-190; thence northwardly along the Western boundary line of said parcel and its prolongation crossing Laclede Avenue and intersecting with the Southwestern corner boundary line of City Parcel Locator Number 3920-00-130; thence northwardly along the Western boundary line of said parcel and crossing the East-West alley in City Block 3920; thence northwardly along the Western boundary line of City Parcel Locator Number 3920-00-120; thence northwardly along the Western boundary of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the North-South center line of North Vandeventer Avenue, being the point of beginning.

### **LEGAL DESCRIPTION FOR Boulevard Type 2 (Northern Area)**

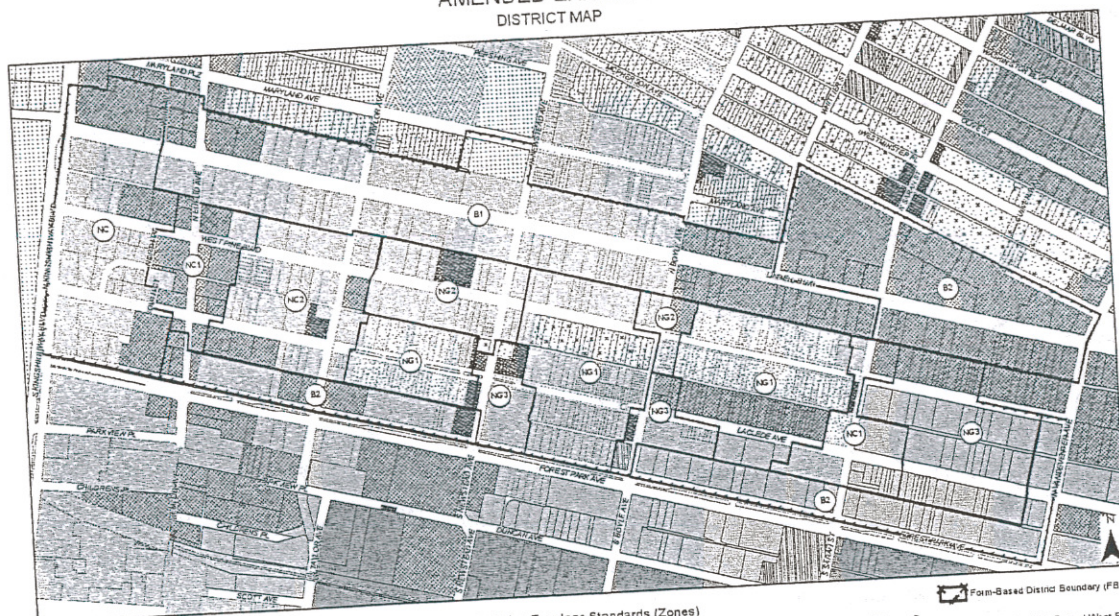
Beginning at the intersection of the East-West center line of Lindell Boulevard and the North-South center line of Whittier Street located in the City of St. Louis, Missouri, and proceeding northwardly along said center line of Whittier Street to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel



Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line and its prolongation to its intersection with North-South center line of North Sarah Street; thence northwardly along the center line of North Sarah Street to its intersection with the East-West center line of Lindell Boulevard; thence westwardly along said East-West center line to its intersection with the North-South center line of Whittier Street, being the point of beginning.



# AMENDED EXHIBIT C DISTRICT MAP



## Existing Zoning Districts

- A Single-Family Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District

- G Local Commercial District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted
- L Jefferson Memorial District

## Overlay Building Envelope Standards (Zones)

- NG1 Neighborhood General Type 1
- NG2 Neighborhood General Type 2
- NG3 Neighborhood General Type 3
- NC1 Neighborhood Center Type 1
- NC2 Neighborhood Center Type 2
- NC3 Neighborhood Core
- BC1 Boulevard Type 1
- BC2 Boulevard Type 2

Form-Based District Boundary (FBD)

Establish Central West End  
Form-Based District (FBD)

PD4-100-12-FBD

PLANNING & URBAN  
DESIGN AGENCY



Donna E. Boker  
Clerk, Board of Aldermen

Approved ☒Disapproved ☐Date March 4, 2014

James E. Ray  
President, Board of Aldermen

James E. Ray  
Mayor

Truly Engrossed and Enrolled

[Signature]  
Chairman